



# CALVERT COUNTY BOARD OF APPEALS

## PUBLIC HEARING

NOVEMBER 4, 2021

### AGENDA

The Calvert County Board of Appeals has scheduled the following cases for public hearing at times listed below on Thursday, November 4, 2021. This hearing will be conducted via Zoom videoconference. The public may participate by phone by dialing **888-475-4499** toll-free and entering meeting ID **811 1785 2539**. If prompted for a participant ID or password, press #.

For additional information, please contact Board of Appeals staff at 410-535-2348 or 410-535-1600, ext. 2559 or ext. 8552. Entire case files are available for review by contacting Board of Appeals staff in the Department of Planning & Zoning.

Note: Part of the meeting may be closed to the public in accordance with Open Meetings Act procedures.

#### **Cases Scheduled for 9:00 a.m. Session:**

**POSTPONED BY APPLICANT:** Case 21-4081: David & Diane Skulski have applied for a Decision on Alleged Error made by the Zoning Officer when approving Building Permits R-2410152 & R-2410154 for construction of a 204lf fence and an 18' gate within a private right-of-way along Waterside Lane. The subject properties are located at 184 & 186 Waterside Lane, Solomons (Tax Map 44, Parcel 537, Lots 4RR & 5RR), and zoned Town Center/Critical Area (TC/CA).

[APPLICATION](#)   [STAFF REPORT](#)   [ORDER](#)

Case 21-4082: Albert DeCesaris, Park Place Construction, on behalf of property owners Arthur & Sharon Lebrun, has applied for a Variance for a front setback reduction from 60' to 40' to construct a 40' x 30' detached garage. The subject property is located at 2630 Manor Court, Owings (Tax Map 10, Parcel 235, Lot 21), and zoned Farm and Forest District (FFD).

[APPLICATION](#)   [STAFF REPORT](#)   [ORDER](#)

Case 21-4083: Tracey & Joseph Luskey have applied for a Critical Area Variance for impacts to the Critical Area Buffer to construct a 16' x 20' deck with landing and stairs to grade. The subject property is located at 965 Curtis Road, Solomons (Tax Map 44, Parcel 385), and zoned Residential District/Critical Area (RD/CA/LDA).

[APPLICATION](#)   [STAFF REPORT](#)   [ORDER](#)

#### **Cases Scheduled for 1:00 p.m. Session:**

Case 21-4084: Dermot Monaghan & Anjum Rosha have applied for a Critical Area Variance to impact steep slopes to construct a 450 sq. ft. in-ground pool with concrete decking and steps. The subject property is located at 3801 Bayview Drive, Chesapeake Beach (Tax Map 16A, Lot 18R), and zoned Residential District/Critical Area (RD/CA/LDA).

[APPLICATION](#)   [STAFF REPORT](#)   [ORDER](#)

**WITHDRAWN:** Case 21-4085: Samantha & Jacob Carroll have applied for a Special Exception to operate a home daycare (8 clients or less), which does not have direct road access onto a publicly owned and maintained right-of-way. The subject property is located at 11596 Rope Knot Road, Lusby (Tax Map 45B, Sec. 1W, Lot 126), and zoned Residential District (RD).

[APPLICATION](#)   [STAFF REPORT](#)   [ORDER](#)

#### **Administrative Items:**

No administrative items are scheduled for discussion at this time.

#### **Public Comment:** – *Following the Conclusion of the Afternoon Session.*

The Board of Appeals will accommodate public comment by telephone. Individuals should call in advance. Toll-Free: 888-475-4499 or 877-853-5257; enter Meeting ID: **811 1785 2539** - Passcode: #. Speakers will be limited to 2 minutes as individuals or 5 minutes if a designated representative of an organization.